



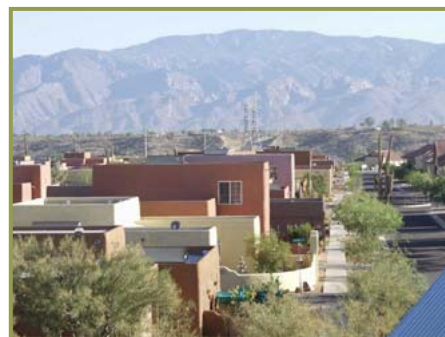
Las Vegas GROWTH WATCH

BUILDING LAS VEGAS INTO A WORLD-CLASS CITY

City of Las Vegas Begins Planning for Kyle Canyon Gateway

The city of Las Vegas has begun a master plan for approximately 1,600 acres in the northwest part of the valley. The community participated in the kickoff event for the

project on August 27 at the Mountain Crest Neighborhood Center.



Architecture from other southwestern neighborhoods may inspire a new look for the Kyle Canyon Gateway area.

The future Kyle Canyon Gateway Plan focuses on land near the intersection of U.S. 95 and Kyle Canyon Road. The plan will integrate principles that conserve natural resources and will promote development that complements the area's landscape.

At the informational open house held in August, residents stopped by to talk about plan considerations and to provide input for the project. Representatives from a number of local agencies, including the National Park Service and the Southern Nevada Water Authority, were on hand to share ideas about energy conservation that could be integrated in the area's development. Officials from the city



Shown above is a public school in Scottsdale's DC Ranch. Above left is the Civano development in Tucson.

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Summer 2003

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Kyle Canyon Gateway Plan

The Kyle Canyon Gateway Plan logo reflects the mountains and Joshua trees found in the area.



Councilman Michael Mack said, “Kyle Canyon is a special and unique part of Las Vegas, and we have the opportunity to create a community at the edge of this region that connects the elements of nature to a high quality of life.”

The city of Las Vegas will post ongoing information about the project to a dedicated web site, www.kylecanyongateway.com, and to the Planning and Development Department’s



Kyle Canyon is one of the natural treasures of the Las Vegas valley.

and Clark County were also present to discuss the project.

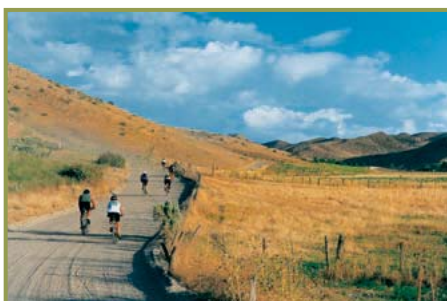
Comprehensive Planning Division page at www.ci.las-vegas.nv.us.

SMARTER GROWTH

CONFERENCE PROMPTS PURSUIT OF SUSTAINABLE DEVELOPMENT

The Urban Land Institute Las Vegas held a conference in June that focused on the myths and realities of sustainable development. The conference built support for this long-term approach to development for the Kyle Canyon area. A master plan for the area, the Kyle Canyon Gateway Plan, is just beginning (see related article).

Sustainable development considers the future effects of today’s development. It places a high priority on planning and building a healthy community, with a vital economy, environment and quality of life to pass on to future generations. Making use of natural light and groundwater cooling are just a few of the development aspects that support conservation of natural resources.



The Hidden Springs development in Boise, Idaho, demonstrates the integration of open space with the community.

Sessions at the conference provided several surprising examples of how the approach yields significant benefits that offset any increases in building costs. In the commercial sector, Lockheed took advantage of solar control glass and interior and exterior shades for a building in Mountain View, California. The effort resulted in lower energy costs, reduced absenteeism and increased productivity that more than paid for the extra construction costs in the first year. Bullock’s Department Store in San Jose saw sales of merchandise in a day lit area increase by 15%.



Examples in residential projects in Colorado and Texas also demonstrated energy savings by using design principles that work with the environment. Passive solar energy, daylighting, natural wind ventilation, radiant barriers and rainwater collection tanks are a few of the simple solutions suggested for homes in our region.

Planning and Development staff plan to include some of the sustainable development approaches in the Kyle Canyon Master Plan. A number of local agencies support the effort and will contribute input in the development of the plan. In addition to considerations for our resources, the plan will address the movement of people within the neighborhoods and the relationship of jobs and housing in the area.



The Town Center concept in Hidden Springs links homes through multiple paths and trails and helps reduce the number of vehicle trips per day.

JANET MONCRIEF ELECTED TO THE CITY COUNCIL

Janet Moncrief officially took office on June 18 as the third woman in the city's history to serve on the Las Vegas City Council. Councilwoman Moncrief represents areas of the city's urban core, including downtown Las Vegas. Of primary importance to her are issues related to the homeless and to downtown redevelopment. "I want the residents of Ward 1 to know that I will work tirelessly to address their needs and concerns," Moncrief said. "I am so honored to have the opportunity to serve the constituents of this area."



Councilwoman Janet Moncrief is busy serving the constituents of Ward 1.

As part of her responsibilities, Moncrief represents the city on a committee on the proposed nuclear waste dump at Yucca Mountain. She also serves on the City Council Recommending Committee and the City Council Real Estate Committee.

Councilwoman Moncrief, a registered nurse for 25 years, is dedicated to helping others. Here in Las Vegas, she worked at Lake Mead Hospital. She joined the University Medical Center in 1992 and now serves as a recovery room nurse on weekends. She is also the co-owner and director of the Trinidad Surgery Center, where

she assists in affordable surgeries after-hours.

Moncrief grew up in Moline, Illinois. She graduated from the Lutheran Hospital School of Nursing in 1979 and went on to receive a Bachelor of Science degree in Nursing from the University of Illinois. Before moving to Las Vegas in 1990, she worked as a critical care nurse in Illinois and Florida and as a director of surgical services in Georgia. She has also served as a nuclear medicine heart stress-testing nurse during her career.

Councilwoman Moncrief has one daughter, Kara.

LONG-RANGE PLANNING

DROUGHT RESTRICTIONS NOW IN PLACE

The city of Las Vegas implemented drought restrictions on August 1. The City Council adopted new ordinances to support conservation efforts along with other valley entities in response to the worst drought in recorded history for southern Nevada.

The new code eliminates the use of water features for businesses and public areas unless an exemption is approved by the city. Businesses may operate mist systems between noon and 10 p.m. in August but may not use the systems at all after September 1. Commercial car washing is allowed if the water is captured and recycled. Residents may wash their vehicles at home once per week, if a shut-off hose nozzle is used, and residents do not need to turn off home fountains or mist systems.

The restrictions limit all landscaping watering to four days or less per week, with sprinklers prohibited between the hours of 11 a.m. and 7 p.m. New construction projects will adhere to reductions in the amount of turf.

The ordinances closely follow the Southern Nevada Water Authority

drought plan. The city of Las Vegas complies with the new regulations and has worked to implement internal conservation measures for irrigation, facilities maintenance and other water uses.

For more information on water restrictions, go to www.snwa.com or visit the city's home page at www.ci.las-vegas.nv.us.



Lake Mead water levels have dropped nearly 70 feet over the past few years, prompting the need for drought code restrictions.

REDEVELOPMENT

LAND USE IN DOWNTOWN DEVELOPMENT AREA GETS STREAMLINED

The Planning and Development Department is working to refine the land uses in the Downtown Development Area.

The efforts will reduce the 27 existing land use categories into four:

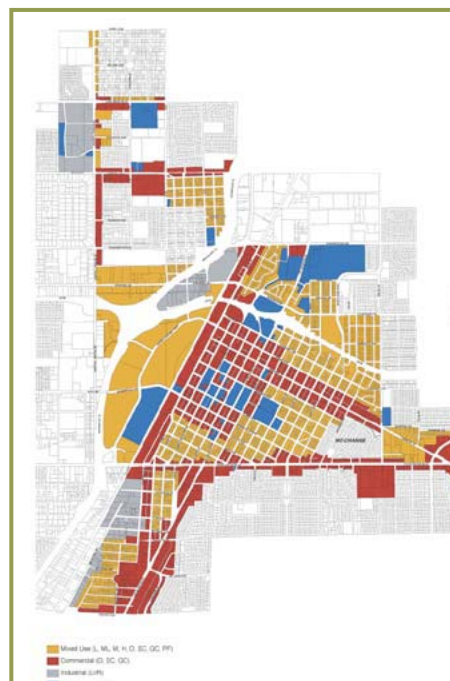
mixed use, commercial, industrial and public facilities. The changes help clarify the designations adopted in 1992.

Staff met with property owners in June to review the land use designations. All designations closely adhere to existing categories, and each use reflects a cluster of properties having similar characteristics.

The proposed map serves as both the general plan land use designation and the redevelopment plan map. The four new categories provide greater flexibility, allowing many properties to now have zoning that conforms to the general plan.

The changes will help facilitate future project requests by property owners within the development area.

For information about the project, please call Planning at (702) 229-6301.



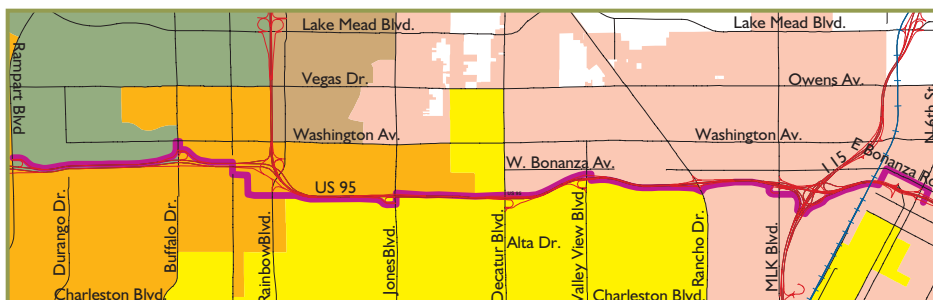
Recent changes to the redevelopment plan consolidate 27 land use categories into just four groups.

PLANNER'S PERSPECTIVE

RECORD GRANT ENSURES SUCCESS OF TRAILS SYSTEM

A trails system to travel across the entire valley will become a reality thanks to a recent grant awarded to the city of Las Vegas.

The Bureau of Land Management allocated \$12.2 million, the largest grant of its kind, for the construction of the Bonanza Trail. The trail will extend nearly 10 miles from Summerlin eastward to downtown. The Bonanza Trail, so named because of its proximity to Bonanza Road, will interconnect Lone Mountain and Red Rock Canyon with Boulder City.



The Bonanza Trail portion of a valley trails system extends from the Summerlin Parkway to downtown Las Vegas.

The city of Las Vegas, the Southern Nevada Regional Planning Coalition, and the Regional Transportation Commission (RTC) developed regional trails plans that led to the approved grant request. The plans identify a series of trails that would interconnect the entire valley. The funds for design and construction of a large portion of the trail were derived from the sale of BLM lands through the Southern Nevada Public Lands Management Act.

The city contracted with Kimley-Horn and Associates, a local firm that developed the "Non-Motorized Alternative Transportation Mode Master Plan" for the RTC, to prepare an alignment feasibility study for the construction of the Bonanza Trail. Initial corridors for the western portion of a regional trail exist beside the Summerlin Parkway and U.S.

95, and the easterly extension follows Interstate 515 to the city limits where it is proposed to continue all the way to Boulder City. Portions of Bonanza Road are being considered as an extension to provide access to downtown.

When the project is completed, the Bonanza Trail will consist of a 10- to 12-foot wide paved surface with landscaping, benches and other amenities. Trailheads along the corridor will provide convenient rest and information stops for users of the trail. The project will contribute to an impressive regional trails system that will support non-motorized transportation for years into the future.

For more information, please contact Senior Planner Don Schmeiser at (702) 229-5915.

www.ci.las-vegas.nv.us

Growth Watch Summer 2003

ARTS DISTRICT COVERED BY NEW PLAN

The new "Arts District: Design Standards" promises a new look for a burgeoning part of downtown. The plan encourages creative signage and public art and focuses on commercial uses that complement the arts community.

The plan became a separate chapter of the Las Vegas Downtown Centennial Plan when the City Council adopted the document on August 6.

Staff from the Planning and Development Department, the Office of Business Development, and the Neighborhood Services and Leisure Services Departments worked with the business and property owners in the Arts District over the course of several months to develop a plan for the neighborhood.

The Arts District was expanded to cover an area generally bounded by Commerce Street on the west, Hoover Avenue on the north, Fourth Street below Charleston and Las Vegas Boulevard above Charleston on the east, and Colorado Avenue on the south. The properties on Las Vegas Boulevard at Charleston Boulevard, however, follow the current guidelines rather than the newer standards for the Arts District.



The new plan encourages creative signage, such as this storefront on Main Street.



The Arts Factory at West Charleston and Main Street creates a distinct anchor for the Arts District.

This new chapter for the Downtown Centennial Plan establishes permissible uses for the Arts District and establishes sign standards. In addition, a separate section provides standards for properties adjacent to the monorail route.

The inclusion of use limitations is a new aspect of the plan. Members of the Arts District Neighborhood Association felt strongly that many permitted or discretionary land uses are not appropriate for the area. The commercial uses deleted include animal hospitals, RV parks, clinics, sexually oriented businesses, pawnshops, service stations, construction yards, and all auto related uses.

In contrast, design standards are relaxed and allow for greater freedom in design and signage. Public artwork and murals are encouraged, and sign standards call for greater creativity and diversity of materials. Billboards are allowed only when attached to the walls of buildings and do not extend above or beyond a wall.

Monthly concerts, presented by the Cultural Affairs Division of the city of Las Vegas Department of Leisure Services, draw residents and tourists to the Arts District for First Friday art, entertainment and cultural block parties. A number of Arts District businesses participate in the events with special discounts and offers to encourage people to eat, shop and play in the area. Free bus service on the city's Arts Bus takes concert attendees to and from the Arts District during First Friday events.

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Growth Watch

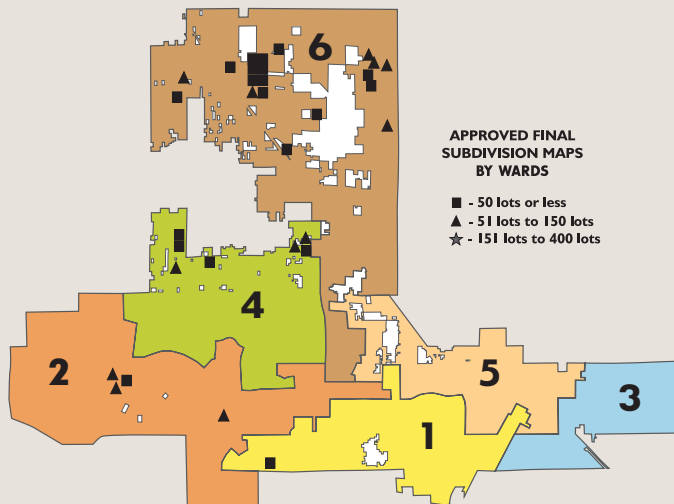
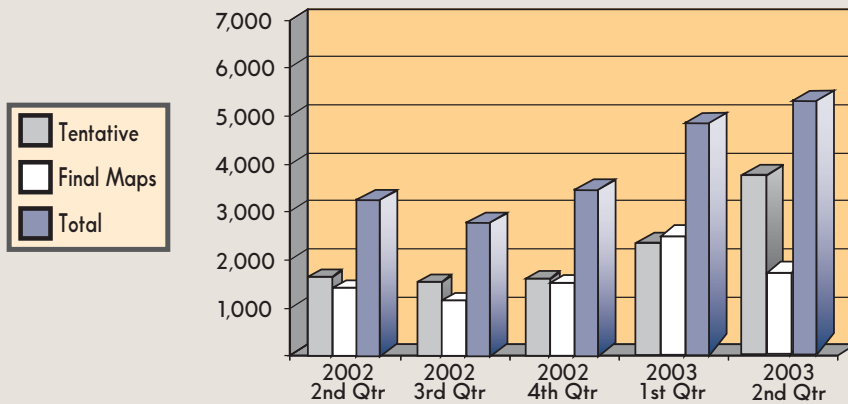
Shifts to Electronic

Distribution

- The city of Las Vegas is always looking for ways to cut costs.
- To reduce our spending without compromising the quality of information we provide to our readers, Growth Watch is now being produced and forwarded to you electronically.

For information about the Arts District Plan, please contact Urban Design Coordinator Flinn Fagg at (702) 229-4848.

Approved Subdivision Lots



Approved Subdivision Lots

	Tentative Maps	Final Maps	Total
2nd Qtr-2002	1,642	1,408	3,050
3rd Qtr-2002	1,624	1,092	2,716
4th Qtr-2002	1,644	1,585	3,229
1st Qtr-2003	2,328	2,378	4,706
2nd Qtr-2003	3,596	1,431	5,027
% Chg Last Qtr.	54.5	-39.8	6.8
% Chg Last Year	119.0	1.6	64.8

Leading Economic Indicators For Clark County

"The Iraq War settled many concerns of possible weakness that had been building since late 2002. Though numbers for April were weak, with 7 of the 10 indicators contributing negatively to the index, taxable sales and visitor volume pushed the index up for April. All-in-all, the outlook for the last half of 2003 is likely to brighten."

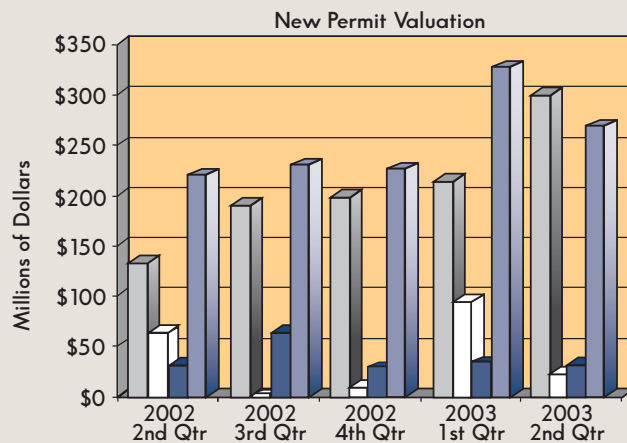
Source: UNLV Center for Business and Economic Research

Leading Economic Indicators

CLARK COUNTY SERIES	DATE	UNITS	LATEST PERIOD	CHANGE PREVIOUS PERIOD	CHANGE YEAR AGO	CONTRIBUTION TO INDEX**
RESIDENTIAL BUILDING						
Units Permitted	Apr-03	# Permitted	2,736	-7.32%	26.37%	-0.007%
Valuation	Apr-03	Dollars	\$282,256,048	-6.07%	31.83%	-0.022%
COMMERCIAL BUILDING						
Permits	Apr-03	# Permitted	77	-16.30%	-9.41%	-0.004%
Valuation	Apr-03	Dollars	\$28,942,117	-36.47%	-28.51%	-0.016%
TAXABLE SALES	Apr-03	Dollars	\$2,090,463,202	-4.91%	7.86%	0.273%
McCARRAN AIRPORT	Apr-03	Passengers	2,894,788	-7.60%	-2.25%	-0.014%
GALLONS OF GASOLINE	Apr-03	Thousands of Gallons	55,621,430	-2.56%	1.31%	0.031%
GROSS GAMING						
Revenue	Apr-03	Dollars	\$608,889,884	-11.11%	-5.87%	-0.117%
CONVENTIONS						
Visitors	Apr-03	People	2,933,665	-2.87%	-1.47%	0.152%
Attendance	Apr-03	People	367,429	-35.05%	-22.47%	-0.022%
OVERALL CHANGE *	Jun-03		127.81	0.25%	0.13%	0.25%

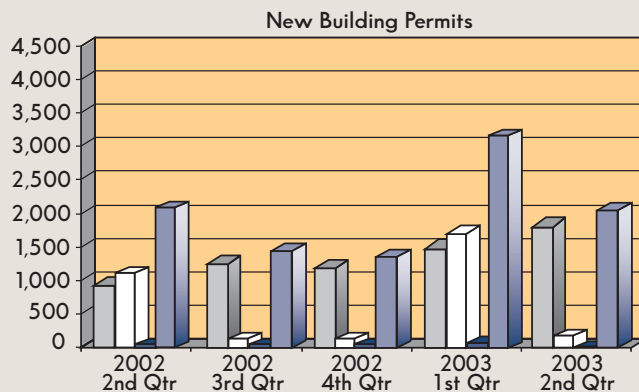
* The index is a six month forecast (October 2003) from the month of the data (April 2003) and four months from the month of the series (June 2003).

** The contribution to the Index is a net-weighted average of each series after adjustment for seasonal variation.

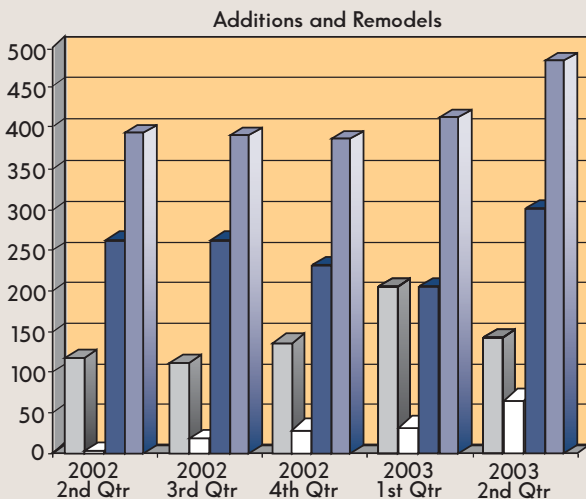


New Permit Valuation				
	Single Family	Multi-Family	Commercial	Total
2nd Qtr - 2002	\$136,173,044	\$59,694,156	\$24,451,505	\$220,318,705
3rd Qtr - 2002	\$180,493,027	\$2,778,714	\$62,223,286	\$245,495,027
4th Qtr - 2002	\$190,524,624	\$7,811,524	\$29,172,987	\$227,509,135
1st Qtr - 2003	\$213,177,952	\$77,323,182	\$34,688,164	\$325,189,298
2nd Qtr - 2003	\$228,333,257	\$9,432,137	\$23,764,579	\$261,529,973
% Chg Last Qtr.	7.1	-87.8	-31.5	-19.6
% Chg Last Year	67.7	-84.2	-2.8	18.7

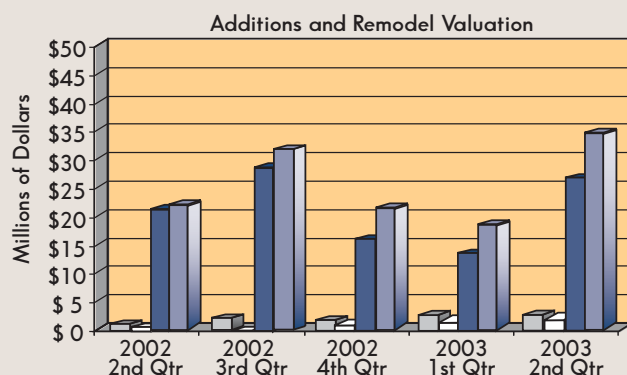
Source: City of Las Vegas (including subdivision information)



New Building Permits				
	Single Family	Multi-Family	Commercial	Total
2nd Qtr - 2002	952	1,117	40	2,109
3rd Qtr - 2002	1,371	86	42	1,499
4th Qtr - 2002	1,196	85	42	1,323
1st Qtr - 2003	1,468	1,531	52	3,051
2nd Qtr - 2003	1,730	135	32	1,897
% Chg Last Qtr.	17.8	-91.2	-38.5	-37.8
% Chg Last Year	81.7	-87.9	-20.0	-10.1



Additions and Remodels				
	Single Family	Multi-Family	Commercial	Total
2nd Qtr - 2002	133	2	259	394
3rd Qtr - 2002	114	18	260	392
4th Qtr - 2002	128	24	218	370
1st Qtr - 2003	195	32	195	422
2nd Qtr - 2003	134	54	280	468
% Chg Last Qtr.	-31.3	68.8	43.6	10.9
% Chg Last Year	0.8	2600.0	8.1	18.8



Additions and Remodel Valuation				
	Single Family	Multi-Family	Commercial	Total
2nd Qtr - 2002	\$1,585,789	\$36,000	\$22,063,323	\$23,685,112
3rd Qtr - 2002	\$1,904,380	\$7,000	\$28,716,672	\$30,628,052
4th Qtr - 2002	\$1,453,320	\$461,592	\$19,309,533	\$21,224,445
1st Qtr - 2003	\$2,042,803	\$615,456	\$14,390,828	\$17,049,087
2nd Qtr - 2003	\$2,062,964	\$634,734	\$30,837,197	\$33,534,895
% Chg Last Qtr.	1.0	3.1	114.3	96.7
% Chg Last Year	30.1	1663.2	39.8	41.6

CITY RECEIVES FIVE AWARDS AT PLANNING CONFERENCE

At the annual awards banquet for the western chapters of the American Planning Association (APA), the city of Las Vegas earned recognition for three recent projects. Two other awards recognized Planning and Development Director Robert S. Genzer for his contributions to planning.

In the DeBoer Awards of Excellence presented by the Nevada Chapter of the APA, the Planning and Development Department won in the category of



Planning association officers Don Matson, Jon Wardlaw and Mary Kay Peck look on as Bob Genzer comments about one of the awards.

Outstanding Plan for the "Downtown North Plan." The department also won the Outstanding Planning Programs, Techniques and Tools award for "The Planning Universe," an overview of the planning process developed for newly appointed or elected officials. The Neighborhood Services Department along with the Planning Department won in the Outstanding Cultural or Environmental Plan category for the "John S. Park Neighborhood Plan" and the designation of the neighborhood as a historic district.

The Nevada APA honored Bob Genzer, the city's director of Planning, for Distinguished Leadership as a professional planner. In addition, the Western Planner, an organization representing 12 states, named Genzer as Planner of the Year. Genzer received proclamations at the banquet from the Las Vegas City Council, the governor and Nevada's congressional delegation, to mark his 30 years of service with the city of Las Vegas.

Genzer has prepared literally thousands of planning cases for hearing before the Planning Commission and the City Council. He has initiated numerous updates to the zoning code and has directed preparation of elements of the "Las Vegas 2020 Master Plan."

Genzer is a graduate of California Polytechnic State University, San Luis Obispo, with a bachelor's degree in City and Regional Planning.

MARGO WHEELER NAMED DEPUTY PLANNING DIRECTOR

The city of Las Vegas appointed Margo Wheeler as deputy director for the Planning and Development Department.

Wheeler joined the city in 2001. As manager of the Current Planning Division, she improved the processing of planning cases and reduced costs associated with technical support of public hearings.

Wheeler has more than 20 years of planning experience. Prior to moving to Las Vegas, she served as planning



Deputy Director Margo Wheeler oversees the Current and Comprehensive Planning Divisions as well as several administrative employees.

director in California for the cities of Monterey Park, Pomona, Davis, Bellflower and South Gate. Those roles varied in scope to include building, code enforcement, housing, public works, engineering, redevelopment, and economic development. Wheeler, a Southern California native, also worked as a consultant for the Arroyo Group, and later for BSI, during her career.

Wheeler attained a bachelor's degree in Economics from Cal State University in Los Angeles and a master's degree in Planning from the University of Southern California. She also studied design at Otis/Parsons Design.

Wheeler is active in Soroptimists International.

JOINT PARKS AND TRAILS PLAN WINS AWARD

The Planning and Development Department is the recipient of a 2003 Award of Excellence from Communications Concepts, Inc., for the Joint Parks and Trails Plan.

The plan document won in the category of one-of-a-kind government publications.

The plan shows existing and proposed parks and trails for the city of Las Vegas, as well as parts of Clark County in the northwest. Staff prepared the plan based on input attained from implementation of the interlocal agreement between the city and the county.

The fifteenth annual Awards for Publication Excellence program, or APEX, received nearly 5,000 entries in 11 categories. The APEX awards recognize excellence in graphic design, editorial content and the ability to achieve overall communications excellence.